

FOR SALE

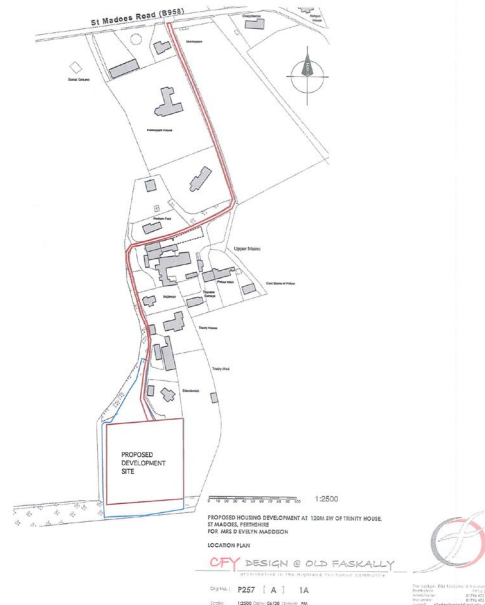
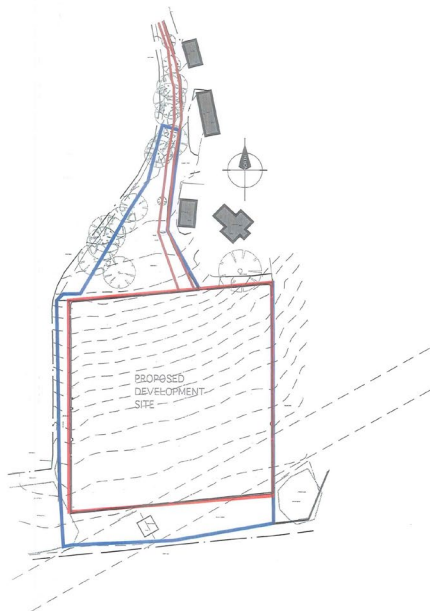
RESIDENTIAL DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



**WALLED GARDEN AT TRINITY HOUSE
GLENCARSE, PERTH, PH2 7NJ**

- DEVELOPMENT OPPORTUNITY
- ATTRACTIVE RURAL LOCATION
- 2 ACRES OR THEREBY
- CLOSE TO BOTH CITIES OF PERTH AND DUNDEE
- PLANNING CONSENT FOR 3 X RESIDENTIAL DWELLING HOUSES



LOCATION

The subjects are situated within Glencarse and a short distance from the village of St. Madoes. St. Madoes lies immediately adjacent to the A90 Perth/ Dundee trunk road, some 6 miles east of Perth and approximately 16 miles west of Dundee.

The subjects lie on the south side of the B958, off the main traffic thoroughfare running through the village. Surrounding properties are predominantly residential in their nature. Surrounding land is agricultural in nature.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise an area of grass land with planning permission for 3 x residential dwellings.

The site is gently sloping in its nature with boundaries well defined. The total site

extends to 2.0 Acres (0.814 hectares) or thereby.

The site has excellent southern outlooks over agricultural land.

PLANNING

The subjects benefit from a planning consent granted under reference 20/01198/FLL.

The planning consent allows for the development of 3 x residential dwelling houses outlined below:

House	Size
Plot A/ House Type 1	210 Sq.m 3 Bedroom Bungalow
Plot B/House Type 2	200 Sq.m 3 Bedroom Bungalow
Plot C/ House Type 2	200 Sq.m 3 Bedroom Bungalow

ACCOMMODATION

The subject site extends to 0.814 Hectares (2.0 Acres) or thereby.

PRICE

The subjects are available for Sale, subject to the planning consent in place. Offers are invited for the Heritable Title.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

VIEWING

Viewing is through the Sole Selling Agents.

To arrange a viewing please contact:



Garth Davison
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01738 445 733



Keith Scobbie
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: October 2023